



Office II – Office II District

Section 7-8-10 – Unified Development Ordinance City of Asheville Zoning Districts

(a) *Purpose.* The Office II District is established to reserve areas for the development of small to medium scale office uses where this scale is compatible with the scale of adjacent uses and/or where the infrastructure is inadequate to serve larger scale uses. The Office II District may also serve to provide for a mixture of uses along thoroughfares where the predominant use is commercial. The Office II District may also serve as a transition between residential areas and commercial areas.

(b) *Permitted uses.*

Residential

- Accessory apartments
- Accessory structures
- Dwellings, multi-family
- Dwellings, single-family detached
- Dwellings, single-family zero lot line

Recreational

- Arboretums
- Passive parks
- Recreational uses, governmental
- Recreational uses, restricted to membership, nonprofit

Institutional

- Adult day care homes
- Assisted living facilities
- Child day care homes
- Civic, social service and fraternal facilities
- Family care homes
- Group homes
- Places of worship
- Schools

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Public/semi-public
Community centers
Fire/police stations
Libraries
Public utilities and related facilities

Office/businesses
Barber shops and salons
Bed and breakfast homestays
Bed and breakfast inns
Clinics, medical, dental, psychiatric, optical
Clinics, veterinary
Home occupations
Instructional services
Laboratories
Live-work units
Offices
Studios, galleries, and workshops for artists, craftspeople,
designers, photographers

Other:
Accessory structures

(c) *Prohibited uses.* Any use not specifically listed as a permitted use or a use by right, subject to special requirements, or a conditional use in Office II District is prohibited.

Gated communities. This shall not include those gated communities lawfully established prior to June 12, 2007, or extend to those properties acquired as part of such communities prior to June 12, 2007, provided it can be demonstrated that these properties were included in a documented community masterplan.

(d) *Uses by right, subject to special requirements.* See article XVI for specific requirements.

Antenna
Child day care centers
Governmental buildings
Restaurants
Townhouses
Wireless telecommunication facilities, concealed
Wireless telecommunication facilities, co-located
Wireless telecommunication facilities, microcell

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(e) *Conditional uses.* Level III projects incorporating uses permitted in the Office II District.

(f) *Development standards.*

- (1) *Density standards.* The maximum residential density per acre within the Office II District shall be 12 dwelling units.
- (2) *Structure size standards.* New structures in the Office II District shall not exceed a total of 8,000 square feet in gross floor area for one story buildings and 16,000 square feet for multiple story buildings; provided, however, restaurants shall not exceed 4,000 square feet in size. Existing structures shall not be expanded to exceed these limits.
- (3) *Lot size standards.* The minimum lot size in the Office II District shall be 10,000 square feet.
- (4) *Lot width standards.* Lots in the Office II District shall have a minimum width of 80 feet.
- (5) *Setback standards.* The following minimum setbacks shall be required for uses in the Office II District:

Front: 15 feet, except that the minimum setback may be reduced to zero feet in pedestrian-oriented areas where road widening is not anticipated provided that all parking is located to the side or rear and not closer to the street than the facade of the principal structure, and where pedestrian-oriented design features are incorporated in building and site design.

Side: 10 feet.

Rear: 15 feet.

The landscape and buffering standards (section 7-11-3) may require additional setbacks; if so, the most restrictive requirements shall apply. The minimum spacing between structures shall, in addition, be as per the North Carolina State Building Code, Volume V--Fire Protection.

- (6) *Impervious surface standards.* The maximum impervious surface coverage in the Office II District shall be 80 percent.

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- (7) *Height standards.* The maximum height of structures in the Office II District shall be 40 feet.
- (8) *Landscaping/buffering standards.* Landscaping and/or buffering shall be provided as required by section 7-11-3.
- (9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-3. No parking shall be permitted in any required setback.
- (10) *Sidewalk standards.* Sidewalks shall be provided as required by and pursuant to the requirements for sidewalks as set forth in section 7-11-8 of this chapter.
- (11) *Access standards.* None.
- (12) *Recreational/open space standards.* Open space shall be provided as required by section 7-11-4.
- (13) *Design and operation standards.* All activities associated with nonresidential uses, including deliveries and refuse collection, shall be conducted between the hours of 7:00 a.m. and 9:00 p.m. The arrival and departure of guests at bed and breakfast homestays and inns shall be exempt from this standard.
- (14) *Emergency wireless communications.* Communication requirements shall be provided as required by section 7-11-9 of this chapter.

(Ord. No. 2539, § 1, 1-26-99; Ord. No. 2663, § 1(g), 2-8-00; Ord. No. 2664, § 1(j), 2-8-00; Ord. No. 2904, § 1(j), 3-12-02; Ord. No. 3010, § 1b, 3-25-03; Ord. No. 3156, § 1, 8-24-04; Ord. No. 3272, § 1(b), 7-26-05; Ord. No. 3483, § 1(b), 6-2-07; Ord. No. 3583, § 1(a), 2-12-08; Ord. No. 3643, § 1a, 7-22-08)

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